



Montgomery County, Virginia

RESIDENTIAL (R-1)

R-1 District: intended to accommodate moderate density, suburban single-family residential uses and a limited number of commercial and institutional uses. To qualify for R-1 zoning, the parcel must have, at a minimum, a one (1) acre area and must be currently zoned R-1, or mapped as residential transition, village, village expansion, or urban expansion areas in the Montgomery County Comprehensive Plan. Public water and wastewater services are required for all moderate density developments in any R-1 district established after the date of adoption of this chapter. In instances when public water or public wastewater service is not available, low density developments located in Village Expansion and Residential Transitions areas as indicated on the Comprehensive Plan may be allowed in R-1 when these developments are serviced by either public water or public wastewater, but not both.

Single-Family Dwelling: A structure that is arranged or designed to be occupied by one (1) family and includes either stick-built or modular houses. Manufactured structures (mobile homes/ trailers) are not included.

Family: By definition, a family consists of one (1) or more people occupying premises and living in a single-dwelling unit, as distinguished from an unrelated group occupying a boardinghouse, tourist home, or hotel. A family can include one (1) or more persons related by blood, marriage, adoption or guardianship, including servants or care givers, and no more than two roomers or boarders. A family can also consist of up to four (4) unrelated people. Finally, a family can have up to eight (8) either mentally or developmentally disabled persons living in a residential group home facility.

What can I do "by right"?

The R-1 districts are designed to stabilize and protect the essential character of neighborhoods and to promote and encourage suitable environments for family life. A limited number of commercial and institutional uses are permitted as long as their scale and character will not create concentrations of traffic, crowds of customers, general outdoor advertising, or other uses that would conflict with the residential character of the neighborhood.

There are uses that are designated as "by right," which means you do not have to apply for a special use permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- Bed and Breakfast Homestay
- Church
- Dwelling, Single-Family
- Home Occupation
- Library
- Pet, Household
- Public Utility line (water, sewer, or other).
- School
- Telecommunications Tower, attached
- Temporary Healthcare Structure

Retail activity in R-1 districts is sharply curtailed and the area is protected against encroachment of either general commercial or industrial uses. In short, the district is basically residential in character, while allowing specific compatible public and semi-public uses.

What uses are allowed with a Special Use Permit?

Some uses are allowed in the R-1 District with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Department). These include:

- Bed and Breakfast Inn
- Cemetery
- Civic Club
- Country Club
- Day Care Center
- Fire, Police, and Rescue Station
- Funeral Home
- Golf Course
- Home business
- Park and Playground, Lighted and Unlighted
- Nursing Home
- Private Club
- Public Utility Plant (water, sewer, and other)

In addition, a special use permit is required from the Board of Zoning Appeals for the following:

- Accessory Structures greater than 1,200 sq. ft in area and/or 18 ft in height.

Building & Lot Requirements

Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

Minimum Lot Area

In R-1 districts, lots must be a minimum of 20,000 square feet, have a minimum width of one hundred (100) feet at the setback line of the front yard, and must have a maximum length/width ration of five to one (5:1). (A setback is the distance of a building, structure, or other defined object from the front lot line or other lot line as specified.)

Lot Access

All R-1 lots must be accessed from a road in the Virginia Department of Transportation (VDOT) road system.

Total Impervious Coverage:

The impervious surface (a surface that does not absorb water, such as concrete, asphalt, stone, or roofing materials) can not cover more than fifty percent (50%) of the lot.

Maximum Building Coverage:

The buildings cannot cover more than thirty percent (30%) of the lot.

Minimum yards (Also see 10-41(15) (d) for setback from intensive agricultural operations):

Front: forty (40) feet

Side: fifteen (15) feet (applicable to primary/ principal structures)

Rear: forty (40) feet (applicable to primary/ principal structures)

Compact Development Option:

Under the Compact Development Option, lots must be a minimum of 14,000 square feet (.32 acres), have no more than a 5 to 1 length to width ratio, and be at least thirty (30) feet wide at the front setback line-Setbacks. Under the compact development option in R-1 are thirty (30) ft. in front, fifteen (15) feet on the sides for each principal structure, and thirty (30) ft. in the rear. Accessory structures can be located no closer than ten (10) feet to the side and/or rear lot lines and cannot extend in front of the front setback line. Green space requirements, under the Compact Development Option, are 25% of the gross area of the parent tract. Green space lots shall not be less than 14,000 square feet in size and may include active or passive recreational uses, and may be either publicly or privately held.

Accessory Buildings/Structures:

Accessory structures must be a minimum of ten (10) feet from side or rear lot lines.

Maximum Building Height:

Buildings may not exceed thirty-five (35) feet in height from the grade, with three exceptions:

- The height limit for dwellings may be increased up to ten (10) feet, provided that there are two (2) side yards for each permitted use, each of which is fifteen (15) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.
- A public or semipublic building (school, library, church, hospital) may be erected to a height of sixty (60) feet from grade, provided that required front, side, and rear yards shall be increased one (1) foot or each foot in height over thirty-five (35) feet.
- No accessory building which is within ten (10) feet of any party lot line shall be more than one (1) story high. All accessory buildings shall be less than the main building in height.

**For additional information contact:
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A zoning permit and/or site plan may be required to proceed with the uses listed on this data sheet. See section 10-53 of the Montgomery County Code, or call the Planning Department, to determine the required development approvals.

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at the Planning Department Webpage or at www.municode.com. 3.29.2012